

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Cc: [Calvert, Bradley](#)
Subject: FW: Potential In-N-Out
Date: Friday, February 28, 2025 9:17:55 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: SUZANNE OBERLAENDER <soteachkids@sbcglobal.net>
Sent: Thursday, February 27, 2025 9:28 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Re: Potential In-N-Out

Some people who received this message don't often get email from soteachkids@sbcglobal.net. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

To the City Council,

The Board at Columbus Square HOA (located at the corner of Burchett and Columbus) is opposed to having an In-N-Out placed at the corner of Burchett and Pacific where Acapulco Restaurant is right now.

This would cause traffic to back up on Burchett as well as on Pacific and probably onto the off ramps from the freeway as well. It would also increase

air pollution due to all the waiting cars.

There is already lots of traffic on Pacific and this would cause more traffic jams just like what happens because of the In-N-Out on Harvey Drive.

So PLEASE do not let this happen!!!

From the Board of Columbus Square

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: NO DRIVE-THRU on Pacific Ave/Burchett St
Date: Monday, March 3, 2025 8:34:01 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: track star <xitien15@gmail.com>
Sent: Saturday, March 1, 2025 4:18 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: NO DRIVE-THRU on Pacific Ave/Burchett St

Some people who received this message don't often get email from xitien15@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my extreme concern about new drive-thrus in Glendale, particularly the In N Out project where Acapulco is on Pacific Avenue.

I am against this project as this project would create an SIGNIFICANTLY LARGE AND NEGATIVE impact to me as a resident and regular pedestrian who lives on Burchett St, creating an unnecessary traffic jam in an already congested area.

It would block our driveways and sidewalks.

It does not add any value to our neighborhood and actually diminishes the value of our neighborhood.

I walk everyday on Pacific/Arden, and cars do not have any regard for me and nearly hit me almost every day. Many of my neighbors are elderly and take the Pacific

Avenue street to Big Square, and this congestion would make me fear for mine and their safety. This area is already is very busy with traffic, creating safety hazards for elderly/pedestrians walking, people trying to get to work and kids trying to get to school. The patrons at Acapulco also do not check for cross traffic when they leave and drive fast.

This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan! Do we want to invite more traffic to this area? Do we want to endanger our elderly/pedestrians? If you review pedestrian traffic, you will see that many residents walk in this area and many are elderly.

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no parking, and proximity to the freeway ramps.

Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood. Build it somewhere else, like a business area.

Sincerely,
Tracy N.

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No In N Out on Pacific & Burchett
Date: Monday, March 3, 2025 8:34:24 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: Lindsay Johnston <lindsaykatherinej@gmail.com>
Sent: Saturday, March 1, 2025 5:23 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No In N Out on Pacific & Burchett

Some people who received this message don't often get email from lindsaykatherinej@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue.

I live on Pacific and Palm and there is already a ton of traffic and congestion, especially during peak hours, taking a long time to get through just a small stretch of road. A drive thru line in this area would be catastrophic and honestly would make me want to leave the neighborhood.

This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school.

This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,
Lindsay Johnston

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: NO MORE DRIVE THRUS IN GLENDALE
Date: Monday, March 3, 2025 8:34:14 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: Valerie <vhenley89@gmail.com>
Sent: Saturday, March 1, 2025 5:11 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: NO MORE DRIVE THRUS IN GLENDALE

Some people who received this message don't often get email from vhenley89@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In N Out project where Acapulco is on Pacific Avenue.

This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school.

This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?!!!!!!!!!!

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no parking, and proximity to the freeway ramps!!

WHAT ARE YOU THINKING?! THIS WORLD KEEPS SHOWING YS HOW LITTLE THE GOVERNMENT CARES ABOYT ITS CONSTITUENTS AND PEOPLE. HOW DARE! KEEP DISRUPTING OUT NEIGHBORHOOD, OUR ONLY SENSE OF PEACE FOR BUSINESS THAT DO NOTHING FOR NEIGHBORHOOD! IN AND OUT IS AT THE GLENDALE MALL, AWAY FROM PEOPLES NEIGHBORHOODS. THE SELFISHNESS, THE TRAFFIC ALREADY SUCKSSSSSSSSSS FOR EVERYDAY WORK COMMUTE AND YOU WANT TO MAE OUR DAMN NEIGHBORHOOD A HANGOUT SPOT?! YOU GUYS DONT CARE ABOUT ANYONE BUT YOUR OWN DAMN POCKETS. HOW DARE YOU. WE WORK HARD FOR SOME TYPE OF PEACE WITH THESE TINY APARTMENTS THAT ARE TRIPLED IN OUR PRICE. LEAVE US ALONE AND LET US LIVE IN PEACE.

Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely and very very annoyed with the selfishness of this,
Valerie Henley

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:34:18 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant

Management Services

613 E. Broadway, Room 200, Glendale, CA 91206

P: +1 (818) 548-3343

vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Michelle Abraamian <mabraamian@gmail.com>

Sent: Saturday, March 1, 2025 5:13 PM

To: City Council <CityCouncil@Glendaleca.gov>

Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>

Subject: No more new drive-thrus in Glendale

[Some people who received this message don't often get email from mabraamian@gmail.com.
Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Michelle Abraamian

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:33:37 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: Errol Laurie <errolscool@gmail.com>
Sent: Saturday, March 1, 2025 3:25 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No more new drive-thrus in Glendale

Some people who received this message don't often get email from errolscool@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:33:31 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Yvette Shearer <yvette@shearerpr.com>
Sent: Saturday, March 1, 2025 12:55 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No more new drive-thrus in Glendale

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Yvette Shearer
Shearer Public Relations

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:33:28 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Y Shearer <backupshearer@gmail.com> On Behalf Of YShearer
Sent: Saturday, March 1, 2025 12:54 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No more new drive-thrus in Glendale

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Yvette Shearer
Shearer Public Relations

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:33:18 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Yvette <yvetteshearer@icloud.com>
Sent: Saturday, March 1, 2025 12:53 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No more new drive-thrus in Glendale

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Yvette Shearer
Shearer Public Relations

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:33:13 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant

Management Services

613 E. Broadway, Room 200, Glendale, CA 91206

P: +1 (818) 548-3343

vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: Kate Hackett <hackett.kate@gmail.com>

Sent: Saturday, March 1, 2025 10:55 AM

To: City Council <CityCouncil@Glendaleca.gov>

Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>

Subject: No more new drive-thrus in Glendale

Some people who received this message don't often get email from hackett.kate@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Council members,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. Pacific is already a nightmare not built to accommodate the traffic it gets. This project would create an extreme impact to residents and create even more unnecessary traffic jams in an already congested area. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

--

Kate Hackett

www.katehackett.com

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:33:03 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant

Management Services

613 E. Broadway, Room 200, Glendale, CA 91206

P: +1 (818) 548-3343

vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Zoe van Dijk <shewolf@zoevandijk.com>

Sent: Saturday, March 1, 2025 10:27 AM

To: City Council <CityCouncil@Glendaleca.gov>

Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>

Subject: No more new drive-thrus in Glendale

[Some people who received this message don't often get email from shewolf@zoevandijk.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

I would just like to add that I have never seen an In-n-Out drive thru in Los Angeles, in any neighborhood, not completely destroy the surrounding streets. I am surprised this is being considered when you look at the traffic apocalypse that happens on Harvey on a near daily basis. And that's in a low density stretch of street. I can't even imagine what this will do to Pacific during rush hour and how much ripple traffic will be pushed to surrounding low traffic neighborhoods because of this. An In-n-Out drive thru is a terrible idea that serves no one, especially not the community in this neighborhood.

Sincerely,
Zoë van Dijk
Glendale Resident

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Adjemian, Aram](#); [Cortes, Karen](#); [Abajian, Suzie](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:32:44 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Adam Mallinger <adammallinger@yahoo.com>
Sent: Saturday, March 1, 2025 10:14 AM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No more new drive-thrus in Glendale

[Some people who received this message don't often get email from adammallinger@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

I live on Burchett and the parking situation is already terrible there, making driving very unsafe. Adding a drive-in is reckless and should not be approved under any circumstances.

Sincerely,

From: [Soghomonyan, Vladimir](#)
To: [Adjemian, Aram](#); [Abajian, Suzie](#); [van Muyden, Gillian](#); [Cortes, Karen](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:32:22 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: J Patrick Adair <jpatrickadair@gmail.com>
Sent: Saturday, March 1, 2025 10:13 AM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No more new drive-thrus in Glendale

Some people who received this message don't often get email from jpatrickadair@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue.

As a person who both loves In-N-Out and lives near one, I can say you don't want one of these anywhere near your home. The workers definitely do their best to help manage traffic, but on weekends and evenings there are invariably lines of traffic stretching out for blocks. It gets so bad the intersection outside the In-N-Out gets gridlocked when folks get tired of waiting and jump the light. In-N-Out is a lifesaver off a freeway offramp, but not at all suitable near people's homes.

This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work

and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Patrick

—

J. Patrick Adair

jpatrickadair@gmail.com

434-249-4572

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No more new drive-thrus in Glendale
Date: Monday, March 3, 2025 8:32:04 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant

Management Services

613 E. Broadway, Room 200, Glendale, CA 91206

P: +1 (818) 548-3343

vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Eda Yu <eda.cyu@gmail.com>
Sent: Saturday, March 1, 2025 10:04 AM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No more new drive-thrus in Glendale

[Some people who received this message don't often get email from eda.cyu@gmail.com.
Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the proposed In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area. Pacific Avenue already is very busy with traffic, creating safety hazards for people trying to get to work and kids trying to get to school. This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Inviting more traffic to this area simply seems like a recipe for disaster.

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,
Eda

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No new drive thrus in Glendale PLEASE!
Date: Monday, March 3, 2025 8:33:50 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Abby Abdel-Khalek <abbykhalek@gmail.com>
Sent: Saturday, March 1, 2025 3:52 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No new drive thrus in Glendale PLEASE!

[Some people who received this message don't often get email from abbykhalek@gmail.com.
Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue. This project would create an extreme impact to residents who live on and near Burchett, creating an unnecessary traffic jam in an already congested area.

We already have TOO MUCH TRAFFIC IN GLENDALE!!!

This part of Pacific is the 12th most dangerous section of Glendale according to the Pedestrian Master Plan (see page 3-3)! Do we want to invite more traffic to this area?

This issue is exacerbated further by the proposed banquet hall located just across the street, the existing Starbucks with no on-site parking, and proximity to the freeway ramps. Please stop new drive-thrus that create unnecessary traffic congestion in our residential areas, stop projects like this from ruining our neighborhood.

Sincerely,

Abby

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: No to In and Out on Pacific
Date: Monday, March 3, 2025 8:33:54 AM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: H. J. An <hae818@gmail.com>
Sent: Saturday, March 1, 2025 3:53 PM
To: City Council <CityCouncil@Glendaleca.gov>
Cc: CityClerk <CityClerk@Glendaleca.gov>; Calvert, Bradley <BCalvert@Glendaleca.gov>
Subject: No to In and Out on Pacific

Some people who received this message don't often get email from hae818@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive-thrus in Glendale, particularly the In-N-Out project where Acapulco is on Pacific Avenue.

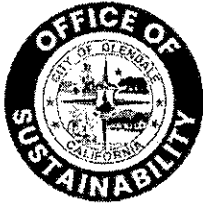
I currently live on Palm Dr, Glendale, CA 91202 and Pacific is my exit to get home.

There is already congestion every night getting home. In and Out would just make life miserable for everyone living in the vicinity.

Please reconsider and set forth regulation to block this In and Out from happening.

Thank you for your time and consideration.

Sincerely,
Julie An



CITY OF GLENDALE, CALIFORNIA
Sustainability Commission

613 E. Broadway, Suite 200
Glendale, CA 91206-4308
Tel. (818) 548 - 4844

February 11, 2025

Honorable Mayor and Members of City Council
City of Glendale
613 E. Broadway
Glendale, CA 91206

Re: Prohibition on New Drive-Through Establishments
Dear Honorable Mayor Asatryan and Members of Council:

The Sustainability Commission unanimously (with the absence of Commissioner Pinkerton) express support for revisiting a prohibition on new drive-through establishments in the City of Glendale. The Commission believes the factors mentioned in this letter should be considered when adopting land use decisions affecting our city. The Commission recognizes the inextricable link between transportation and sustainability. As we have learned from our Climate Action and Adaptation Plan's Greenhouse Gas Inventory Study, emissions from transportation in Glendale is the top contributor to Greenhouse Gas Emissions, at about 50% of overall GHG emissions, which emissions are further exacerbated by increased congestion and induced demand from drive-through establishments.

The City Council set the precedent for our request when the Council voted unanimously for a drive-through prohibition in the Downtown Specific Plan area in order to promote walkability, support sustainable land uses, reduce pedestrian/traffic conflicts, and discourage additional driving and congestion in the downtown.

However, this location-specific regulation has had the unintended consequence of burdening areas outside of the DSP area. By Staff's own account, drive-through queues can "create parking and circulation conflicts" and "extend across sidewalks and into drive-way aprons, and even onto City streets, which can result in traffic hazards, including unexpected stopping of vehicles, blind spots, unsafe lane changes to avoid lines, and hazards to pedestrians attempting to cross." (page 3). Of particular concern is South Glendale where residents are already burdened by congestion. By California's standards, South Glendale is a disadvantaged community where greenhouse gas emission reductions are most needed. Furthermore, walkability is compromised by locating drive-throughs along "high injury corridors" identified in the Glendale Pedestrian Master Plan (Pedestrian Plan, page 3-3), most of which are located in south Glendale outside of the DSP area. See Exhibit 1 below.

Existing drive-through regulations do not adequately address concerns highlighted by recent drive-through additions in the city. For example, existing code requires a queuing length of up to 200 feet onsite (about 10 cars), which is inadequate for today's proposed drive-through establishments. Staff acknowledged these concerns in the September 2022 City Council staff report, stating "recent installations of fast food style drive-through waiting lines in the City have experienced significantly longer lines than the maximum required length of 200 feet" (Staff Report, page 2).

The Commission respectfully requests Council to agendaize an action item to address these stated concerns with a moratorium (including pipeline projects) while revisiting key recommendations provided by staff in the August 20, 2024 council presentation. We advise this action include additional enforcement mechanisms for existing facilities that create negative impacts to the public right-of-way. The Commission thanks the City Council for adopting ordinances that support sustainable land use policy and help reduce congestion in our city.

Glendale Sustainability Commission,



Cole Bazemore (Feb 11, 2025 13:57 PST)

Sustainability Chairperson Bazemore
On behalf of the Sustainability Commission

CC: Roubik Golanian, City Manager
David Jones, Sustainability Officer

References:

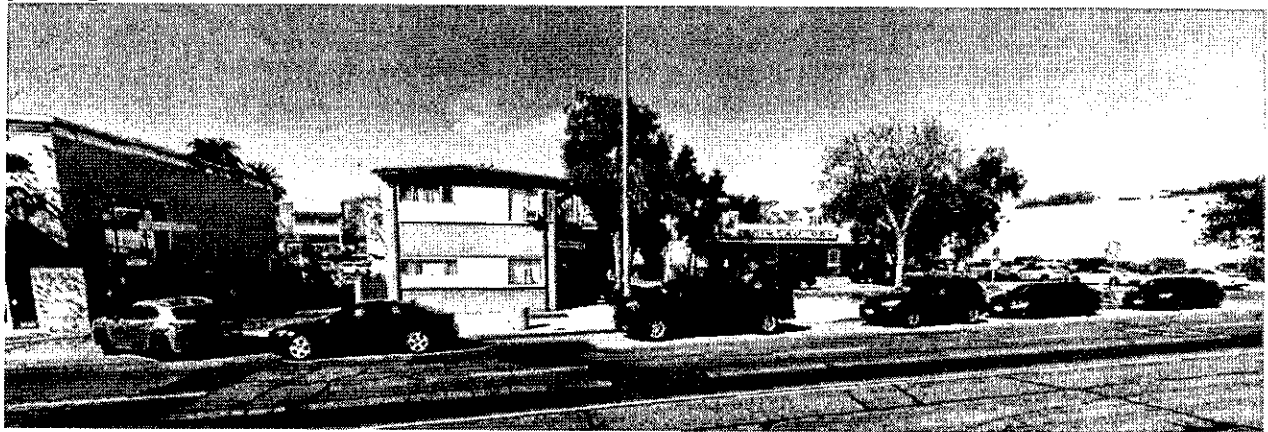
Downtown Specific Plan (adopted 2007 with subsequent updates)
City Council Drive-Through Staff report (September 27, 2022)
Drive-Through Moratorium Ordinance (September 27, 2022)
City Council Drive-Through Staff report Part 2 (August 20, 2024)
Glendale Greenhouse Gas Inventory (2021)

Exhibit 1 - Existing Drive-through establishments in Glendale and surrounding areas with overflow queuing impacting congestion and public right-of-way travel.

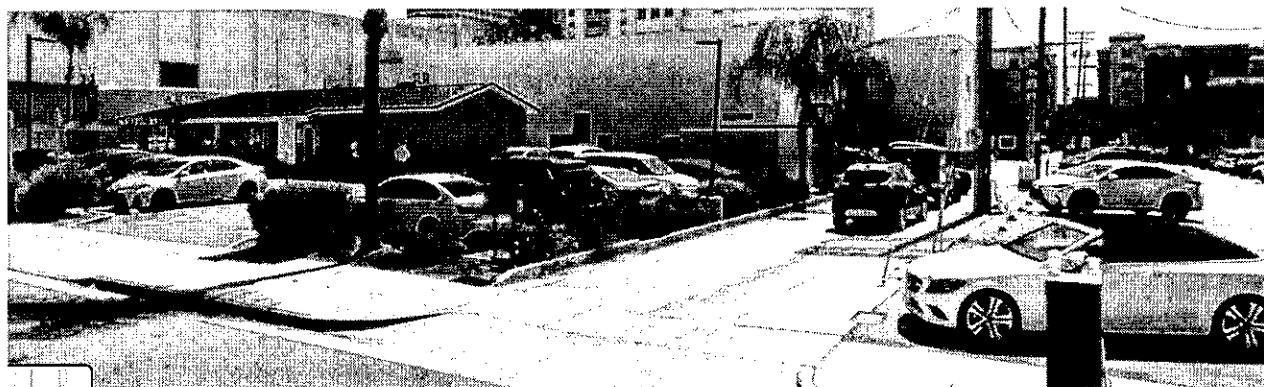
Grandview & Glenoaks - drive-through queue encroaching right-of-way requiring circulation alterations.



Central & Acacia - drive-through queue encroaching pedestrian right-of-way and requiring loss of parking.



Central & California - drive-through queue encroaching right-of-way blocking flow of traffic.



Foothill & Lowell - drive-through queue encroaching travel lane and requiring loss of parking.



Foothill & Young - drive-through queue encroaching right-of-way and requiring circulation alterations.



Harvey & Wilson Terrace - drive-through queue on private property exceeding 500 feet.



March 2, 2025

By email

Mayor Asatryan and Council Members
City of Glendale

Dear Mayor Asatryan and City Council Members:

Re: City Council Meeting, March 4, Action Item 8b:

Community Development, re: Drive-Through Technical Report: Design and Procedures for Evaluating Developments with Drive-Through Operations

The Glendale Environmental Coalition (GEC) supports the existing ban on new drive-throughs in downtown Glendale for the reasons the city has already stated (“parking and circulation conflicts” and “traffic hazards, including unexpected stopping of vehicles, blind spots, unsafe lane changes to avoid lines, and hazards to pedestrians attempting to cross”).

Drive-throughs contribute to traffic and congestion and poor local air quality (due to all the idling cars). In addition, transportation is responsible for about 50% of Glendale’s production of greenhouse gases.

The staff report recommends minimum distances to residential areas, the property line and intersections as well as minimum driveway lengths and widths depending on the type of drive-through and how busy it is. Unfortunately, the In-N-Out on Harvey exceeds these distances (the queue is sometimes over 800 feet vs the recommendation of 550 feet) and routinely backs up onto Harvey and sometimes the freeway off ramps as well and not just during the lunch hour. Also, the staff report does not suggest what to do if someone builds a drive-through following these recommendations and it still impacts neighboring streets, including freeway off ramps. Would the business then be shut down?

In-N-Out has expressed interest in putting a new drive-through at Pacific and Burchett (where the Acapulco restaurant currently is). This location resembles the Harvey Drive In-N-Out because it is also right off the freeway, but is likely to be considerably worse for traffic than the Harvey Drive location because Pacific is already an extremely busy street. Also, the location is very close to residences on Burchett and would likely increase traffic on Burchett tremendously. The long hours that In-N-Out is open would also be more problematic.

We urge City Council to implement a ban on new drive-throughs throughout the city, preferably in general, but at least for restaurants and coffee houses.

Sincerely,

Glendale Environmental Coalition



March 3, 2025

Mayor and Members of the City Council
City of Glendale
613 East Broadway
Glendale, CA 91206
RE: Drive-Through Technical Report

Dear Mayor and Council Members:

The Glendale Homeowners Coordinating Council (GHCC) and our member Associations are deeply committed to the uniting of our neighborhoods and protecting our quality of life throughout the city. Our collective goal is to ensure that development is sensitive to and compatible with our neighborhoods and complies with our local codes and ordinances.

Drive-through restaurants are a great concern. The city needs to address each drive-thru proposal on a case-by-case basis; one size does not fit all. Current drive-throughs require enforcement of current traffic laws with a focus on traffic management and stacking space. Traffic at the In-n-Out location on Harvey must be improved.

We encourage the Council to consider the comments of the GHCC, Neighborhood Associations and the residents of Glendale to develop design guidelines that address the individual characteristics of drive-through locations rather than a ban or a one-size fits all approach.

Sincerely,

A handwritten signature in dark ink, reading "Grant Michals".

Grant Michals, President

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: Action Item 8b, Community Development re: Drive-Through Report
Date: Monday, March 3, 2025 5:23:24 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: Loretta De Lange <loretta.delange@gmail.com>
Sent: Monday, March 3, 2025 4:40 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Action Item 8b, Community Development re: Drive-Through Report

Some people who received this message don't often get email from loretta.delange@gmail.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

March 1, 2025

The Honorable Elen Asatryan and Members of the City Council City of Glendale
613 E. Broadway
Glendale, CA 91206

Dear Mayor Asatryan and Members of the City Council: Re:

Thank you for the opportunity to voice our concerns regarding the establishment of new drive-through facilities in the City of Glendale.

Frequently drive-through lines far exceeded the current 200-foot mandated queue length, and many of us have found ourselves in frustrating and potentially hazardous situations for both drivers and pedestrians.

Even with these new recommendations, a drive-through could be built at N. Pacific Avenue and Burchett Street, a very busy intersection during rush hours with traffic exiting the 134 freeway right there. And the recommendations do not address the worst situations (e.g. the drive-through at Harvey).

What happens when a queue exceeds the limit? What is the proposed recourse for non-

compliance?

Thank you for your consideration. We look forward to improvements that make getting around Glendale safer and more efficient.

Sincerely,

Loretta DeLange, Secretary
Verdugo Woodlands West Neighborhood Association

From: [Abajian, Suzie](#)
To: [City Council](#)
Cc: [Cortes, Karen](#)
Subject: FW: Drive thru
Date: Monday, March 3, 2025 3:55:36 PM
Attachments: [glendaleca_logo.png](#)



Suzie Abajian | City Clerk
City Clerk
613 E. Broadway, Room 110, Glendale, CA 91206
P: +1 (818) 548-2090
sabajian@GlendaleCA.gov | GlendaleCA.gov | **Follow us!**

-----Original Message-----

From: Stephen Meek <slmtrimins@gmail.com>
Sent: Sunday, March 2, 2025 5:43 PM
To: Abajian, Suzie <SAbajian@Glendaleca.gov>
Subject: Drive thru

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Good day,

This email is for all of the Glendale City council and Glendale city Staff.

While I do not object to a drive through restaurant or coffee shop I do strongly believe that we should look at each and every request for such an item. There are places that will suit a drive through and places that definitely Do Not suit a drive through.

The Pacific street location near the freeway entrance/exit and the intersection of nearby Glenoaks Boulevard should NOT be considered for a drive through. This location is already congested. Each time I drive here there is heavy traffic and the side street which allows parking on both sides is so narrow that two cars cannot pass unless one of them finds a space to pull over!

Look long and hard at this request and deny the drive through. The neighborhood deserves your consideration for their comfort and sanity. We do not want another situation where the traffic is backed up onto the street causing headaches for everyone.

Glendale already has two In & Out restaurants. The one on Harvey drive is evident enough of what will occur if you permit this request.

Thank you,
Stephen Meek
President AHNA

From: [Soghomonyan, Vladimir](#)
To: [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#); [van Muyden, Gillian](#)
Subject: FW: In n out project on Burchett and Pacific.
Date: Monday, March 3, 2025 5:23:45 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: ArcSTEM Inc <info@arcstem.com>
Sent: Monday, March 3, 2025 4:59 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: In n out project on Burchett and Pacific.

Some people who received this message don't often get email from info@arcstem.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Hello to all council members. I would like to raise my concern in regards to this poroject. Although, I like In-n-Out burger, this is not the location for the drive through business. First and foremost, the traffic is already congested in this area by just adding the traffic light on Arden and Pacific.

Second, we have the 134 freeway ramps, which can get super congested during peak hours.

Thirdly this will effect the neighborhood, since Burchett St will be the only alternative to draw traffic out.

I'm a resident at 441 Burchet St, and I oppose this project. Again I mention, a restaurant won't be an issue, the drive through will be.

Thank you,

Edgar Markosyan
CEO

ArcSTEM Inc. | www.arcstem.com | info@arcstem.com | edgar.m@arcstem.com |
Direct: 8182888682 | 225 E. Broadway Ste102B, Glendale, CA 91205

From: [Soghomonyan, Vladimir](#)
To: [van Muyden, Gillian](#); [Abajian, Suzie](#); [Adjemian, Aram](#); [Cortes, Karen](#)
Subject: FW: Please, no on In-N-Out drive thru on Pacific
Date: Monday, March 3, 2025 4:32:30 PM
Attachments: [glendaleca_logo.png](#)



Vladimir Soghomonyan | Executive Assistant
Management Services
613 E. Broadway, Room 200, Glendale, CA 91206
P: +1 (818) 548-3343
vsoghomonyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

-----Original Message-----

From: Jerome Sander <jpsndr5@charter.net>
Sent: Monday, March 3, 2025 1:30 PM
To: City Council <CityCouncil@Glendaleca.gov>
Subject: Please, no on In-N-Out drive thru on Pacific

[Some people who received this message don't often get email from jpsndr5@charter.net.
Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Council members

Please think very carefully about this proposed drive-thru and any changes to drive-thru regulations you might be considering. Traffic in that area is bad already, and parking is at a premium. Just imagine a line of cars backed up onto Pacific waiting to order and pick-up at peak business hours. The In -N-Out at Harvey and Wilson terrace will give you a clear picture of what that is like.

This is a bad idea.

Your consideration is appreciated.

Jerome Sander

From: [A.Garofalo](#)
To: [City Council](#)
Cc: [CityClerk](#); [Calvert, Bradley](#)
Subject: No more new drive thrus in Glendale
Date: Tuesday, March 4, 2025 8:50:54 AM

You don't often get email from ag_three@yahoo.com. [Learn why this is important](#)

CAUTION: This email was delivered from the Internet. Do not click links, open attachments, or reply if you are unsure as to the sender.

Dear City Councilmembers,

I am writing to express my concern about new drive thrus in Glendale, particularly the In N Out project where Acapulco is on Pacific Ave. As it is, the ramps off and on the 134 back up at several times during the day. There is gridlock when people can't get on the freeway & those of us who live on Burchett can't turn onto Pacific because the people driving straight block the intersection. If you add In N Out drive thru lines, that will obliterate whatever space we originally had in the traffic.

The proposal shows the line of cars extending down Burchett. This will prevent those of us who live there from being able to get out of our driveways in an emergency or allow emergency services to reach our homes in a timely manner. We will not be able to drive in the direction of Pacific at all because we would be forced to sit in the drive thru line until we reach the intersection. I have seen multiple accidents at that intersection, mostly due to people trying to turn left to go to Starbucks. This proposal would only add to that and we would be trapped between two dangerous gridlocks since the other end of Burchett is Central.

I have a young child. I would worry for her safety. I am looking forward to bringing her to Fremont Park when the renovations are finished, but this proposal would make walking there incredibly dangerous—aside from the congestion, people's tempers rise when they are stuck in traffic for a long time & they become less observant of pedestrians when they see an opportunity to go around a car that has been blocking their way. Glendale already has a (well-earned) reputation for dangerous drivers. This proposal only creates a more dangerous situation.

First St. in Burbank routinely has a long line of cars to In N Out's drive thru blocking one lane. At least there isn't much foot traffic there or even many businesses that can be blocked by this line. The corner of Pacific & Burchett would result in unnecessary & avoidable risk, property values would drop because no one wants to live on a street with a permanent traffic jam & where all of these risks exist, and it would be detrimental to local businesses if customers don't want to contend with the traffic or parking nightmare that comes with maneuvering around an In N Out drive thru line.

That corner would be better served by a business that encourages community or draws in customers that will spend time in Glendale & be encouraged to check out other local businesses.

Sincerely,
Adrienne Garofalo